HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: August 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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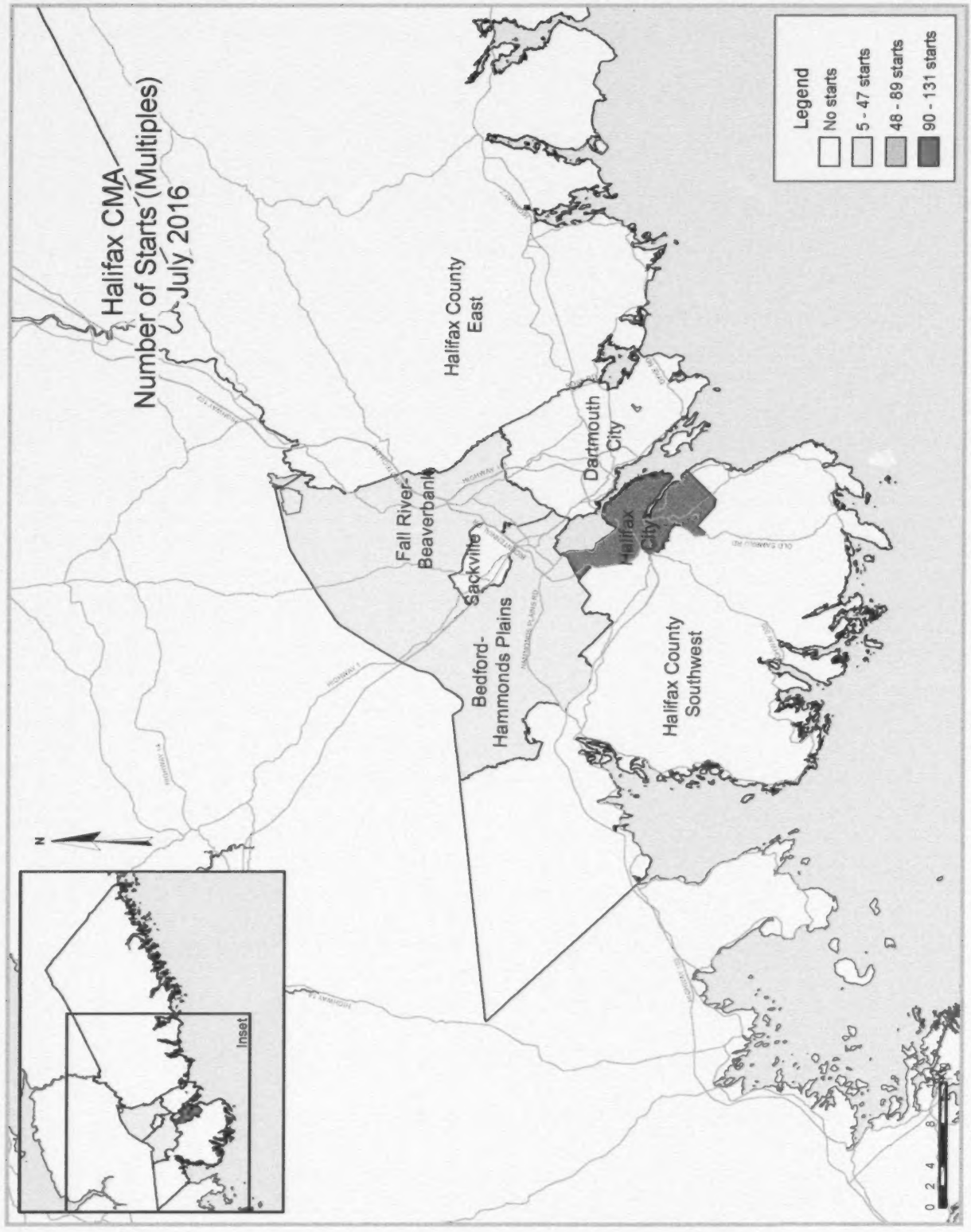
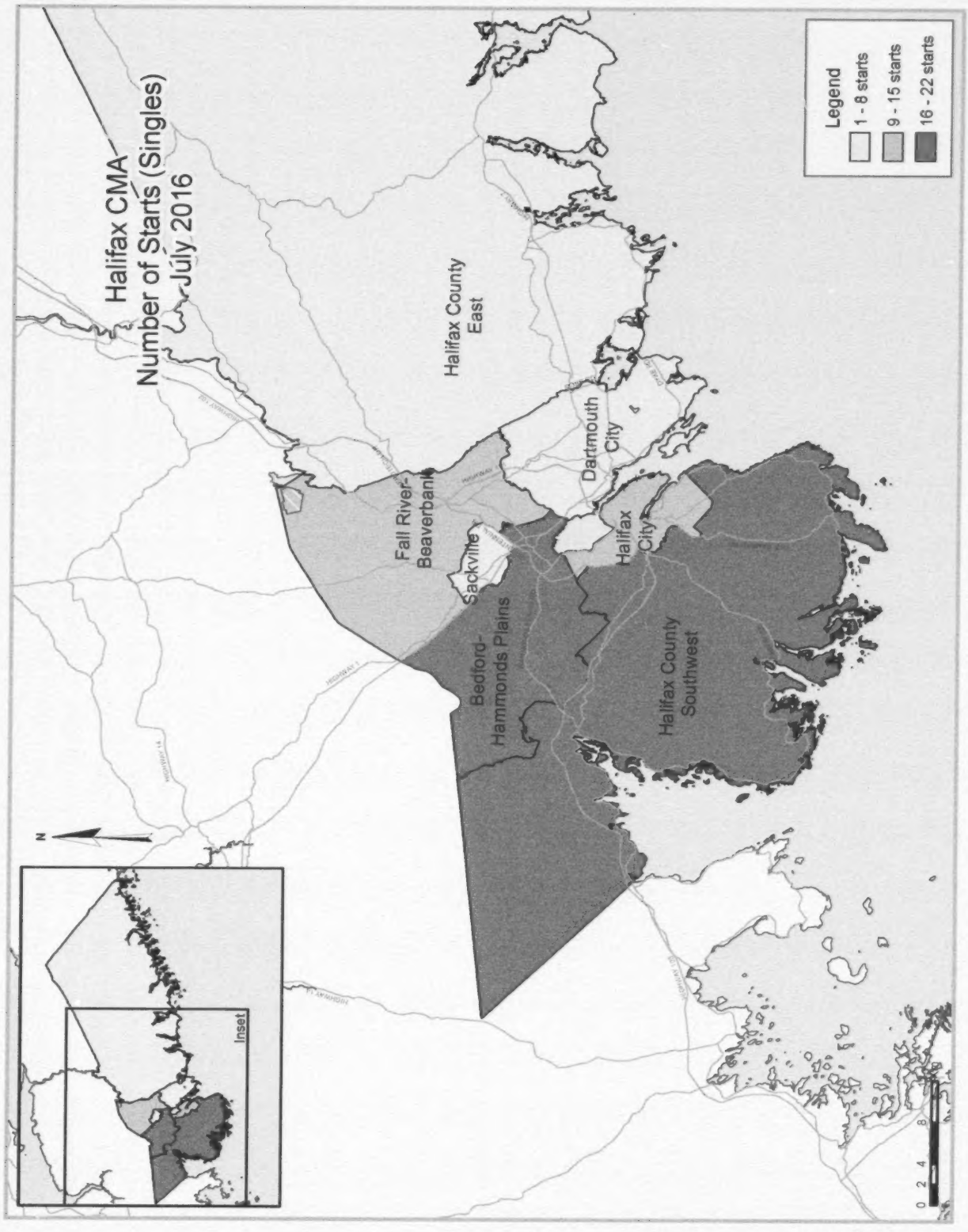
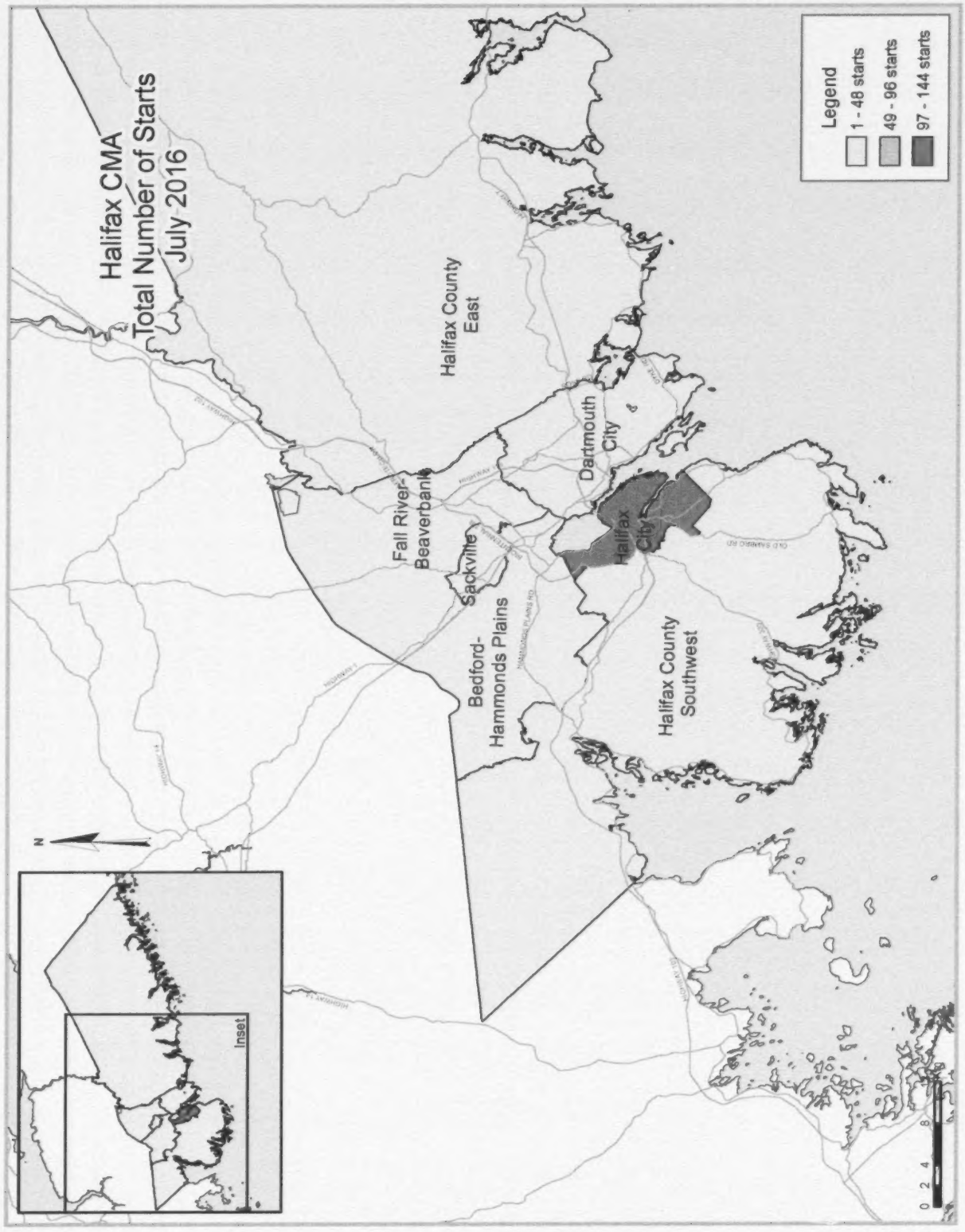
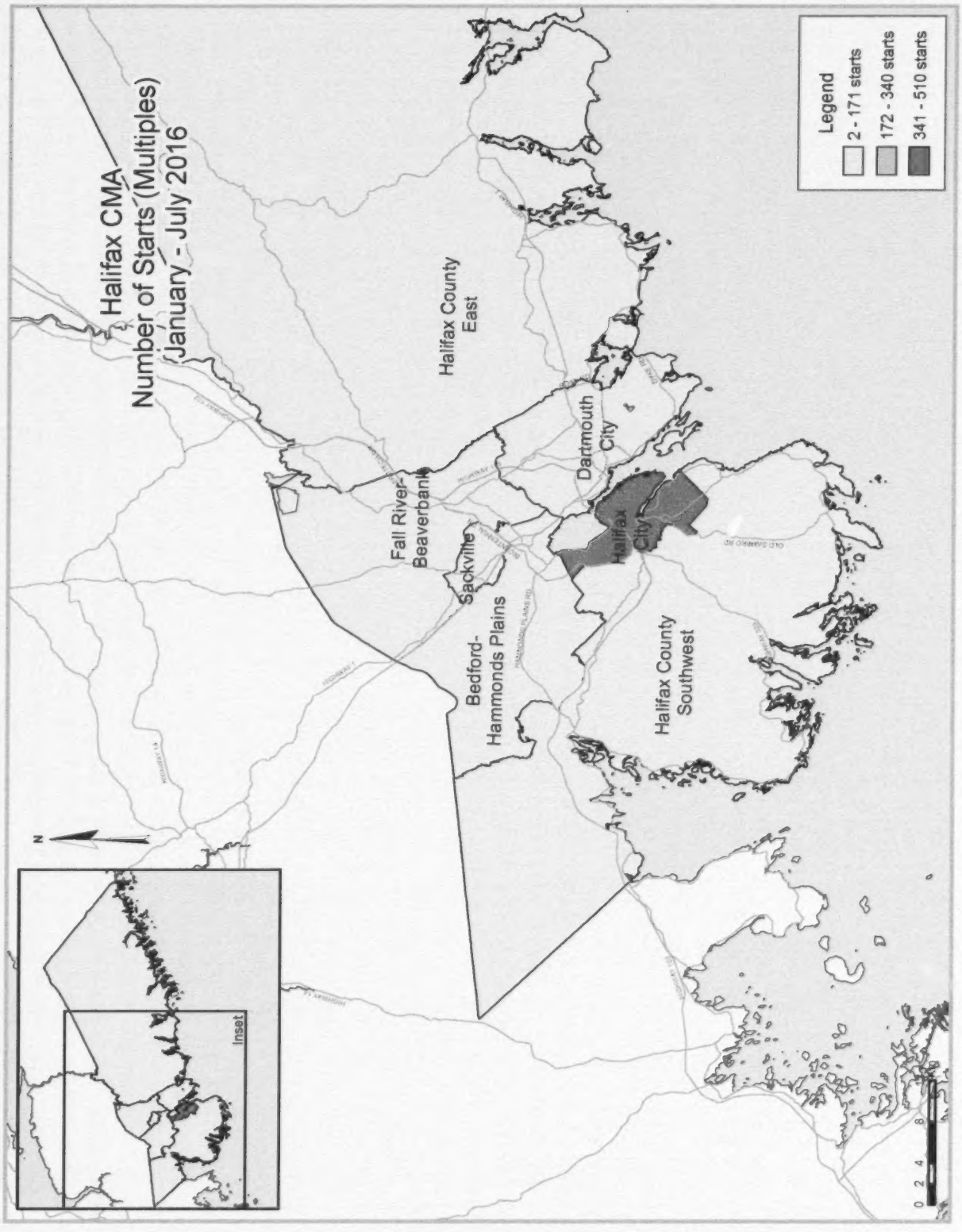
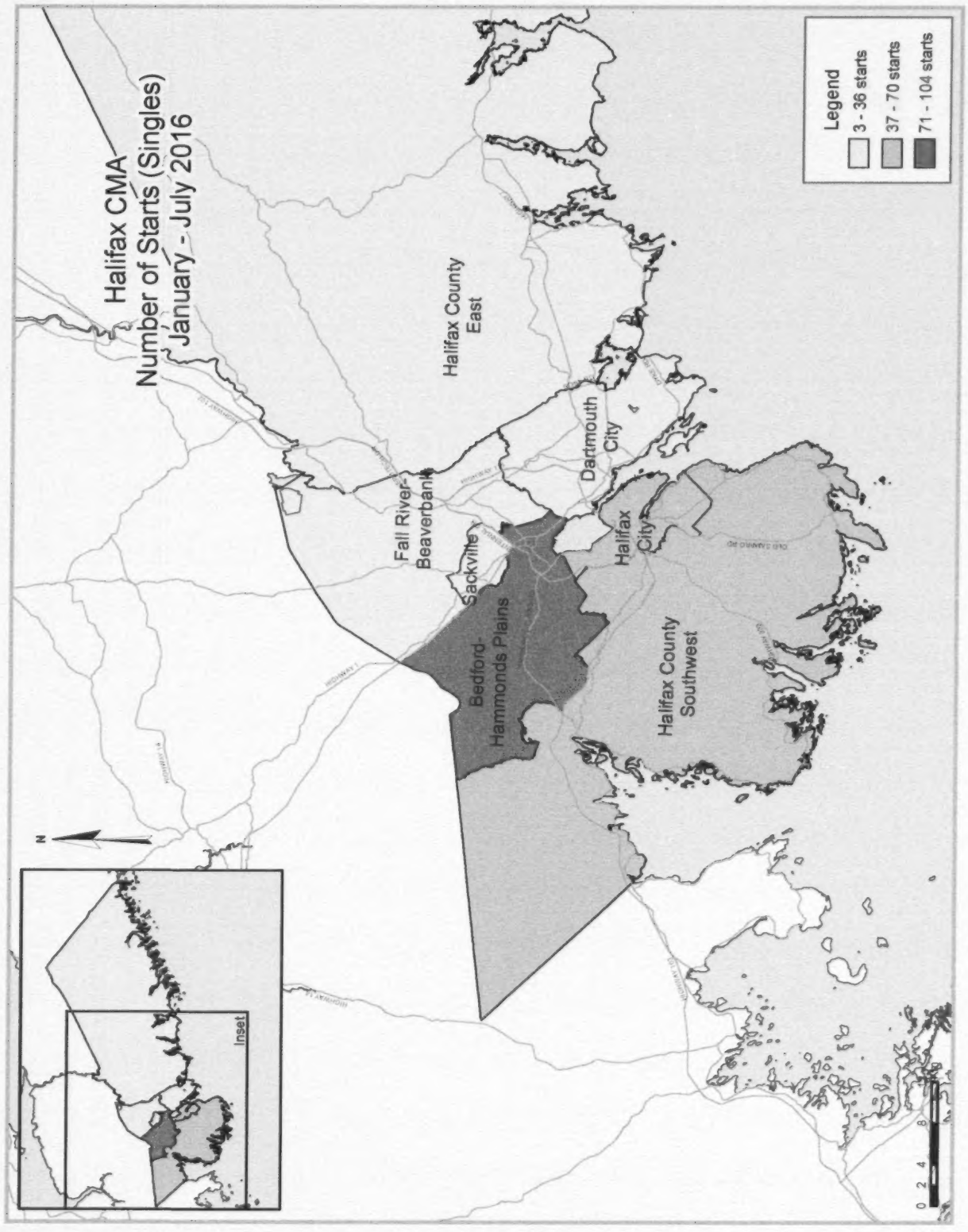
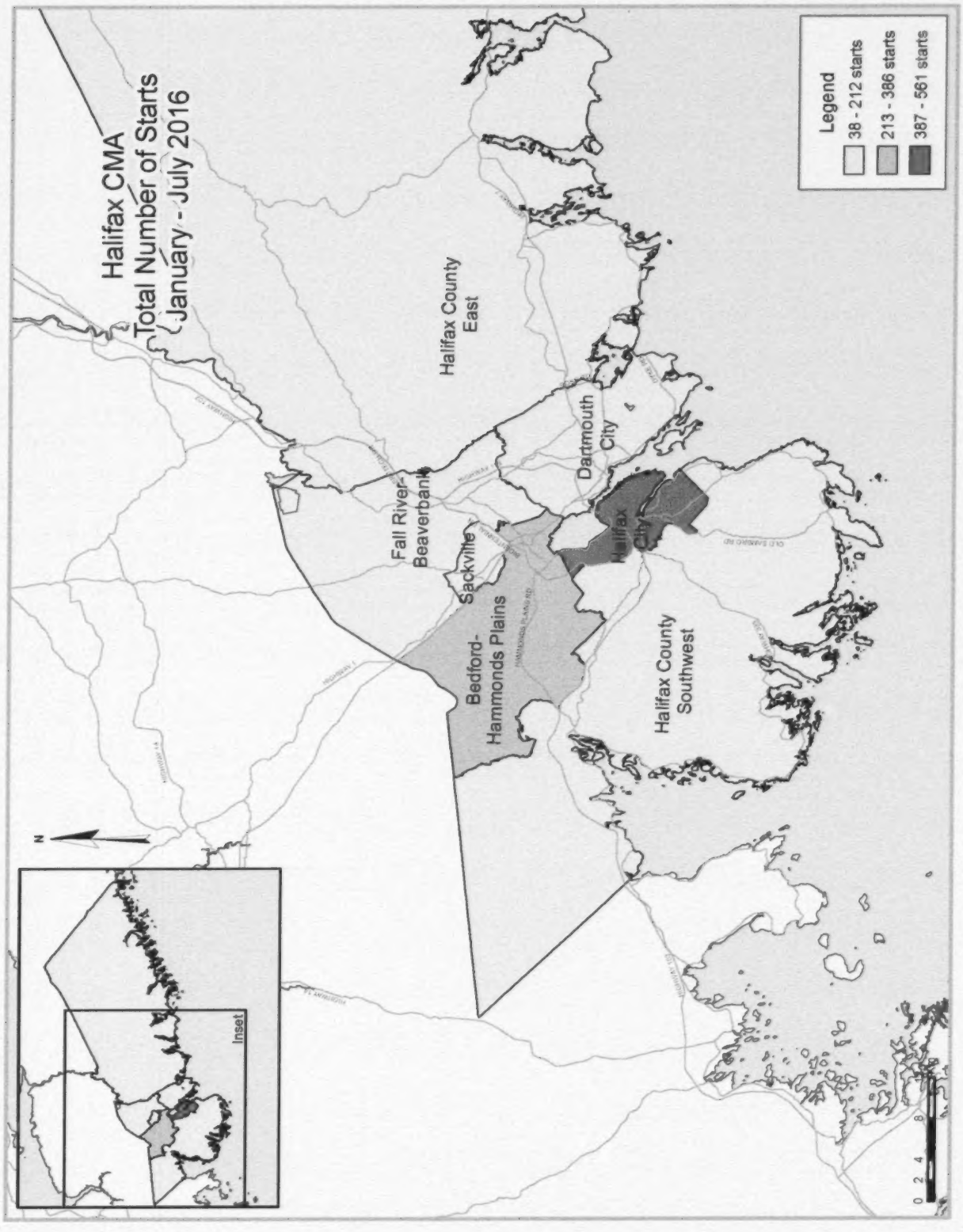

Halifax CMA
Number of Starts (Multiples)
July 2016
Legend
No starts
5 - 47 starts
48 - 89 starts
90 - 131 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
July 2016
Legend
1 - 8 starts
9 - 15 starts
16 - 22 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
July 2016
Legend
1 - 48 starts
49 - 96 starts
97 - 144 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - July 2016
Legend
2 - 171 starts
172 - 340 starts
341 - 510 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - July 2016
Legend
3 - 36 starts
37 - 70 starts
71 - 104 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - July 2016
Legend
38 - 212 starts
213 - 386 starts
387 - 561 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Halifax CMA[1]	June 2016	July 2016
Trend[2]	1,928	2,244
SAAR	3,275	2,435
	July 2015	July 2016
Actual		
July - Single-Detached	44	72
July - Multiples	362	148
July - Total	406	220
January to July - Single-Detached	201	302
January to July - Multiples	1,579	857
January to July - Total	1,780	1,159

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	70	10	7	0	0	74	10	49	220
July 2015	43	14	4	0	0	162	9	153	406
% Change	62.8	-28.6	75.0	n/a	n/a	-54.3	11.1	-68.0	-45.8
Year-to-date 2016	279	34	58	1	0	123	53	611	1,159
Year-to-date 2015	192	36	38	3	2	274	30	1,129	1,780
% Change	45.3	-5.6	52.6	-66.7	-100.0	-55.1	76.7	-45.9	-34.9
UNDER CONSTRUCTION									
July 2016	339	54	105	1	0	572	52	2,591	3,738
July 2015	290	62	100	3	2	512	26	2,280	3,383
% Change	16.9	-12.9	5.0	-66.7	-100.0	11.7	100.0	13.6	10.5
COMPLETIONS									
July 2016	17	2	7	0	0	0	2	162	190
July 2015	8	2	6	0	0	0	0	74	90
% Change	112.5	0.0	16.7	n/a	n/a	n/a	n/a	118.9	111.1
Year-to-date 2016	238	46	56	0	0	56	40	507	943
Year-to-date 2015	238	28	78	0	0	0	40	617	1,001
% Change	0.0	64.3	-28.2	n/a	n/a	n/a	0.0	-17.8	-5.8
COMPLETED & NOT ABSORBED									
July 2016	68	6	27	0	0	53	n/a	n/a	154
July 2015	74	15	36	0	3	5	n/a	n/a	133
% Change	-8.1	-60.0	-25.0	n/a	-100.0	**	n/a	n/a	15.8
ABSORBED									
July 2016	20	4	7	0	0	49	n/a	n/a	80
July 2015	17	4	7	0	0	34	n/a	n/a	62
% Change	17.6	0.0	0.0	n/a	n/a	44.1	n/a	n/a	29.0
Year-to-date 2016	249	50	55	1	3	56	n/a	n/a	414
Year-to-date 2015	246	34	64	0	0	46	n/a	n/a	390
% Change	1.2	47.1	-14.1	n/a	n/a	21.7	n/a	n/a	6.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
July 2016	13	4	4	0	0	74	0	49	144
July 2015	8	2	0	0	0	162	0	0	172
Dartmouth City									
July 2016	5	0	0	0	0	0	0	0	5
July 2015	2	2	0	0	0	0	1	66	92
Bedford-Hammonds Plains									
July 2016	22	2	3	0	0	0	0	0	27
July 2015	7	2	0	0	0	0	0	86	95
Sackville									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	1	0	4	0	0	0	0	0	5
Fall River - Beaverbank									
July 2016	8	4	0	0	0	0	9	0	21
July 2015	9	4	0	0	0	0	8	1	22
Halifax County East									
July 2016	5	0	0	0	0	0	0	0	5
July 2015	8	4	0	0	0	0	0	0	12
Halifax County Southwest									
July 2016	16	0	0	0	0	0	1	0	17
July 2015	8	0	0	0	0	0	0	0	8
Halifax CMA									
July 2016	70	10	7	0	0	74	10	49	220
July 2015	43	14	4	0	0	162	9	153	406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
July 2016	68	22	30	0	0	501	11	1,687	2,319
July 2015	40	16	34	0	0	402	0	1,448	1,940
Dartmouth City									
July 2016	36	4	23	0	0	71	1	282	429
July 2015	30	10	6	0	0	110	2	425	624
Bedford-Hammonds Plains									
July 2016	102	4	34	0	0	0	16	485	641
July 2015	38	6	10	0	0	0	4	146	204
Sackville									
July 2016	7	4	10	0	0	0	2	136	159
July 2015	46	0	34	0	0	0	0	116	251
Fall River - Beaverbank									
July 2016	37	12	0	0	0	0	22	1	72
July 2015	43	18	0	0	0	0	20	65	146
Halifax County East									
July 2016	32	4	3	0	0	0	0	0	51
July 2015	44	8	0	3	2	0	0	0	69
Halifax County Southwest									
July 2016	57	4	5	1	0	0	0	0	67
July 2015	49	4	16	0	0	0	0	80	149
Halifax CMA									
July 2016	339	54	105	1	0	572	52	2,591	3,738
July 2015	290	62	100	3	2	512	26	2,280	3,383

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
July 2016	2	2	0	0	0	0	0	16	20
July 2015	1	2	6	0	0	0	0	4	13
Dartmouth City									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
July 2016	6	0	4	0	0	0	0	66	76
July 2015	2	0	0	0	0	0	0	70	72
Sackville									
July 2016	0	0	3	0	0	0	0	0	3
July 2015	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
July 2016	0	0	0	0	0	0	1	0	1
July 2015	0	0	0	0	0	0	0	0	0
Halifax County East									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	1	0	0	0	0	0	0	0	1
Halifax County Southwest									
July 2016	6	0	0	0	0	0	1	80	87
July 2015	2	0	0	0	0	0	0	0	2
Halifax CMA									
July 2016	17	2	7	0	0	0	2	162	190
July 2015	8	2	6	0	0	0	0	74	90

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
July 2016	13	3	7	0	0	51	n/a	n/a	74
July 2015	14	6	18	0	0	0	n/a	n/a	38
Dartmouth City									
July 2016	6	1	8	0	0	0	n/a	n/a	15
July 2015	12	0	5	0	0	0	n/a	n/a	17
Bedford-Hammonds Plains									
July 2016	12	0	4	0	0	0	n/a	n/a	16
July 2015	10	1	6	0	0	0	n/a	n/a	17
Sackville									
July 2016	2	0	4	0	0	2	n/a	n/a	8
July 2015	8	3	5	0	0	5	n/a	n/a	21
Fall River - Beaverbank									
July 2016	16	2	0	0	0	0	n/a	n/a	18
July 2015	15	5	2	0	0	0	n/a	n/a	22
Halifax County East									
July 2016	9	0	0	0	0	0	n/a	n/a	9
July 2015	10	0	0	0	0	0	n/a	n/a	10
Halifax County Southwest									
July 2016	10	0	4	0	0	0	n/a	n/a	14
July 2015	5	0	0	0	3	0	n/a	n/a	8
Halifax CMA									
July 2016	68	6	27	0	0	53	n/a	n/a	154
July 2015	74	15	36	0	3	5	n/a	n/a	133

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
July 2016	0	3	5	0	0	49	n/a	n/a	57
July 2015	2	2	5	0	0	0	n/a	n/a	9
Dartmouth City									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	3	1	0	0	0	0	n/a	n/a	4
Bedford-Hammonds Plains									
July 2016	10	0	1	0	0	0	n/a	n/a	11
July 2015	6	0	1	0	0	0	n/a	n/a	7
Sackville									
July 2016	3	0	1	0	0	0	n/a	n/a	4
July 2015	3	0	0	0	0	34	n/a	n/a	37
Fall River - Beaverbank									
July 2016	1	1	0	0	0	0	n/a	n/a	2
July 2015	0	1	1	0	0	0	n/a	n/a	2
Halifax County East									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	1	0	0	0	0	0	n/a	n/a	1
Halifax County Southwest									
July 2016	4	0	0	0	0	0	n/a	n/a	4
July 2015	2	0	0	0	0	0	n/a	n/a	2
Halifax CMA									
July 2016	20	4	7	0	0	49	n/a	n/a	80
July 2015	17	4	7	0	0	34	n/a	n/a	62

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Halifax City	13	8	4	2	4	0	123	162	144	172	-16.3
Dartmouth City	5	3	0	2	0	0	0	87	5	92	-94.6
Bedford-Hammonds Plains	22	7	2	2	3	0	0	86	27	95	-71.6
Sackville	1	1	0	0	0	4	0	0	1	5	-80.0
Fall River - Beaverbank	9	9	4	4	8	8	0	1	21	22	-4.5
Halifax County East	5	8	0	4	0	0	0	0	5	12	-58.3
Halifax County Southwest	17	8	0	0	0	0	0	0	17	8	112.5
Halifax CMA	72	44	10	14	15	12	123	336	220	406	-45.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	51	22	14	10	19	10	477	1,015	561	1,057	-46.9
Dartmouth City	24	13	2	4	23	6	60	201	109	224	-51.3
Bedford-Hammonds Plains	104	22	4	4	20	0	132	141	260	167	55.7
Sackville	3	35	2	0	4	22	64	121	73	178	-59.0
Fall River - Beaverbank	31	41	8	10	20	24	1	1	60	76	-21.1
Halifax County East	33	28	2	8	3	0	0	0	38	36	5.6
Halifax County Southwest	56	40	2	2	0	0	0	0	58	42	38.1
Halifax CMA	302	201	34	38	89	62	734	1,479	1,159	1,780	-34.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Halifax City	4	0	0	0	74	162	49	0
Dartmouth City	0	0	0	0	0	0	0	66
Bedford-Hammonds Plains	3	0	0	0	0	0	0	86
Sackville	0	4	0	0	0	0	0	0
Fall River - Beaverbank	0	0	8	8	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	7	4	8	8	74	162	49	153

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	12	10	7	0	123	274	354	741
Dartmouth City	23	6	0	0	0	0	60	180
Bedford-Hammonds Plains	16	0	4	0	0	0	132	141
Sackville	4	22	0	0	0	0	64	66
Fall River - Beaverbank	0	0	20	24	0	0	1	1
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	58	38	31	24	123	274	611	1,129

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Halifax City	21	10	74	162	49	0	144	172
Dartmouth City	5	4	0	0	0	67	5	92
Bedford-Hammonds Plains	27	9	0	0	0	86	27	95
Sackville	1	5	0	0	0	0	1	5
Fall River - Beaverbank	12	13	0	0	9	9	21	22
Halifax County East	5	12	0	0	0	0	5	12
Halifax County Southwest	16	8	0	0	1	0	17	8
Halifax CMA	87	61	74	162	59	162	220	406

Table 2.5: Starts by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	75	42	123	274	363	741	561	1,057
Dartmouth City	47	20	0	0	62	183	109	224
Bedford-Hammonds Plains	113	26	0	0	147	141	260	167
Sackville	7	57	0	0	66	66	73	178
Fall River - Beaverbank	36	50	0	0	24	26	60	76
Halifax County East	37	30	0	5	1	1	38	36
Halifax County Southwest	56	41	1	0	1	1	58	42
Halifax CMA	371	266	124	279	664	1,159	1,159	1,780

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Halifax City	2	1	2	2	0	6	16	4	20	13	53.8
Dartmouth City	1	1	0	0	0	0	0	0	1	1	0.0
Bedford-Hammonds Plains	6	2	0	0	4	0	66	70	76	72	5.6
Sackville	0	1	0	0	3	0	0	0	3	1	200.0
Fall River - Beaverbank	1	0	0	0	0	0	0	0	1	0	n/a
Halifax County East	2	1	0	0	0	0	0	0	2	1	100.0
Halifax County Southwest	7	2	0	0	0	0	80	0	87	2	**
Halifax CMA	19	8	2	2	7	6	162	74	190	90	111.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	23	22	12	14	23	61	312	370	370	467	-20.8
Dartmouth City	22	19	10	2	6	4	51	0	89	25	**
Bedford-Hammonds Plains	49	18	6	4	4	20	116	70	175	112	56.3
Sackville	11	26	0	0	23	0	0	175	34	201	-83.1
Fall River - Beaverbank	36	41	10	8	21	25	3	1	70	75	-6.7
Halifax County East	57	57	6	0	0	0	1	0	64	57	12.3
Halifax County Southwest	59	59	2	0	0	4	80	1	141	64	120.3
Halifax CMA	257	242	46	28	77	114	563	617	943	1,001	-5.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Halifax City	0	6	0	0	0	0	16	4
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	4	0	0	0	0	0	66	70
Sackville	3	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	80	0
Halifax CMA	7	6	0	0	0	0	162	74

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	23	45	0	16	56	0	256	370
Dartmouth City	6	4	0	0	0	0	51	0
Bedford-Hammonds Plains	4	16	0	4	0	0	116	70
Sackville	23	0	0	0	0	0	0	175
Fall River - Beaverbank	0	9	21	16	0	0	3	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	4	0	0	0	0	80	1
Halifax CMA	56	78	21	36	56	0	507	617

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Halifax City	4	9	0	0	16	4	20	13
Dartmouth City	1	1	0	0	0	0	1	1
Bedford-Hammonds Plains	10	2	0	0	66	70	76	72
Sackville	3	1	0	0	0	0	3	1
Fall River - Beaverbank	0	0	0	0	1	0	1	0
Halifax County East	2	1	0	0	0	0	2	1
Halifax County Southwest	6	2	0	0	81	0	87	2
Halifax CMA	26	16	0	0	164	74	190	90

Table 3.5: Completions by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	56	81	56	0	258	386	370	467
Dartmouth City	34	24	0	0	55	1	89	25
Bedford-Hammonds Plains	51	38	0	0	124	74	175	112
Sackville	33	26	0	0	1	175	34	201
Fall River - Beaverbank	45	57	0	0	25	18	70	75
Halifax County East	62	56	0	0	2	1	64	57
Halifax County Southwest	59	62	0	0	82	2	141	64
Halifax CMA	340	344	56	0	547	657	943	1,001

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	4	18.2	3	13.6	7	31.8	8	36.4	22	-	-
Year-to-date 2015	5	20.8	5	20.8	2	8.3	6	25.0	6	25.0	24	-	-
Dartmouth City													
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2015	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	4	19.0	7	33.3	4	19.0	2	9.5	4	19.0	21	-	-
Year-to-date 2015	8	42.1	1	5.3	3	15.8	4	21.1	3	15.8	19	-	-
Bedford-Hammonds Plains													
July 2016	0	0.0	0	0.0	3	30.0	4	40.0	3	30.0	10	-	-
July 2015	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	-	-
Year-to-date 2016	0	0.0	7	15.2	11	23.9	18	39.1	10	21.7	46	-	506,374
Year-to-date 2015	1	4.5	4	18.2	5	22.7	7	31.8	5	22.7	22	-	-
Sackville													
July 2016	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
July 2015	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2016	0	0.0	8	44.4	0	0.0	9	50.0	1	5.6	18	-	502,950
Year-to-date 2015	2	8.3	10	41.7	4	16.7	8	33.3	0	0.0	24	-	-
Fall River - Beaverbank													
July 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	12.5	11	34.4	4	12.5	4	12.5	9	28.1	32	-	425,400
Year-to-date 2015	6	12.5	14	29.2	8	16.7	11	22.9	9	18.8	48	-	441,827
Halifax County East													
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	25	43.9	16	28.1	5	8.8	6	10.5	5	8.8	57	-	276,289
Year-to-date 2015	29	55.8	14	26.9	1	1.9	7	13.5	1	1.9	52	-	288,613
Halifax County Southwest													
July 2016	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
July 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	8	14.8	20	37.0	7	13.0	8	14.8	11	20.4	54	-	455,432
Year-to-date 2015	7	12.3	18	31.6	8	14.0	11	19.3	13	22.8	57	-	442,750
Halifax CMA													
July 2016	0	0.0	6	30.0	6	30.0	5	25.0	3	15.0	20	-	-
July 2015	2	11.8	6	35.3	0	0.0	6	35.3	3	17.6	17	-	-
Year-to-date 2016	41	16.4	73	29.2	34	13.6	54	21.6	48	19.2	250	430,000	464,170
Year-to-date 2015	58	23.6	66	26.8	31	12.6	54	22.0	37	15.0	246	400,000	433,820

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	506,374	-	n/a
Sackville	-	-	n/a	502,950	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	441,827	-3.7
Halifax County East	-	-	n/a	276,289	288,613	-4.3
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	-	-	n/a	464,170	433,820	7.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	July 2016				July 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	118	348,000	77	892	113	378,160	61	1030	4.4	-8.0	26.2	-13.4
Dartmouth City	107	243,235	68	778	108	257,644	64	856	-0.9	-5.6	6.3	-9.1
Bedford-Hammonds Plains	80	385,324	104	582	47	354,860	118	689	70.2	8.6	-11.9	-15.5
Sackville	28	203,710	112	297	32	221,694	66	301	-12.5	-8.1	69.7	-1.3
Halifax County Southwest	42	271,242	78	436	29	275,738	126	531	44.8	-1.6	-38.1	-17.9
Halifax County East	34	184,719	97	339	33	210,318	183	396	3.0	-12.2	-47.0	-14.4
Outside Halifax-Dartmouth Board	27	247,804	74	306	20	207,300	163	335	35.0	19.5	-54.6	-8.7
Fall River-Beaver Bank	31	284,711	89	371	40	281,700	97	435	-22.5	1.1	-8.2	-14.7
Halifax CMA	467	292,953	84	4001	422	295,469	91	4573	10.7	-0.9	-7.7	-12.5

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	826	337,723	95		717	351,351	92		15.2	-3.9	3.3	
Dartmouth City	788	243,866	77		814	244,493	79		-3.2	-0.3	-2.5	
Bedford-Hammonds Plains	441	374,947	113		374	365,192	138		17.9	2.7	-18.1	
Sackville	257	198,805	96		221	213,377	101		16.3	-6.8	-5.0	
Halifax County Southwest	262	275,350	90		222	265,934	109		18.0	3.5	-17.4	
Halifax County East	179	206,598	108		168	205,565	137		6.5	0.5	-21.2	
Outside Halifax-Dartmouth Board	193	207,870	103		160	197,176	132		20.6	5.4	-22.0	
Fall River-Beaver Bank	219	301,835	82		227	290,934	102		-3.5	3.7	-19.6	
Halifax CMA	3,165	285,281	93	34%	2,903	284,608	102	35%	9.0	0.2	-8.8	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74		130.1	228	5.4	68.2	890
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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